

Hillside Park at Mission Ridge Unit One

City of El Paso — City Plan Commission — 11/16/2017

SUSU17-00086 — Major Combination



STAFF CONTACT:	Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov
PROPERTY OWNER:	Hunt Mission Ridge, LLC
REPRESENTATIVE:	Tre and Associates, LLC
LOCATION:	North of Eastlake Boulevard and East of Joe Battle, Extraterritorial Jurisdiction (ETJ)
ACREAGE:	72.56
VESTED:	Yes
PARK FEES REQUIRED:	N/A
EXCEPTION/MODIFICATION REQUEST:	N/A
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Pending

SUMMARY OF REQUEST: The Applicant proposes to subdivide several tracts of land totaling 72.56 acres into 307 residential single-family lots, one park and one ponding area. Access to the proposed property is to be provided via Mission Ridge Boulevard.

SUMMARY OF RECOMMENDATION: Planning Staff's recommendation of **PENDING** on Hillside Park at Mission Ridge Unit One on a major combination basis, due to the following outstanding issues with the proposed subdivision:

- The Applicant submitted a cross-section of Bob Hope Drive as a minor-arterial; however, the Master Thoroughfare Plan (MTP) has Bob Hope designated as a major-arterial.
- Both the preliminary plat and the final plat need to be updated per Staff comments.



Figure No. 1 Aerial and Plat

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban Walkable

GOAL 1.6:	
The City of El Paso will use the limited authority granted by Texas law to regulate the subdivision of land within its ETJ in order to shape future growth in accordance with <i>Plan El Paso</i> .	
GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
1.1.6.: The City should strengthen its existing regulations that regulate the subdivision of land within the ETJ. Future subdivisions should be required to have smaller blocks and better connectivity to surrounding development than is currently required.	No, not all of the blocks have average block perimeters smaller than 2000 linear feet as suggested by Plan El Paso. In the current code, the maximum block perimeter length is 2400 linear feet. In addition, there is only one access street to the subject property and that is Mission Ridge Boulevard. Bob Hope Drive has not been constructed.
2.2.2: The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.	No, the Applicant proposes to subdivide a 75.56 tract of land into 307 single-family residences on lots ranging in size between 5,000 and 7,000 sq. ft. No other uses or lot sizes are proposed.

NEIGHBORHOOD CHARACTER: The property is currently in tract form and vacant consisting of mostly native Chihuahuan Desert shrubs and is located outside of the municipal boundaries of the City of El Paso, but within the City's Extraterritorial Jurisdiction (ETJ). However, the property is not located within an area designated for potential annexation by the City. The subject property is surrounded by vacant land, with the exception of a platted subdivision located to the southeast of the subject property and a vehicle storage yard located to the west. The surrounding area is slated for residential development of a similar density and use as this proposal, per several approved land studies located near the subject property. The nearest school is "Options" – Alternative School located approximately 1.44 miles away from the subject property. The nearest park is "Burning Mesquite" Park located approximately 1.19 miles away from the subject property. This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

The submitted plat, does not fully comply with the City of El Paso's subdivision regulations.

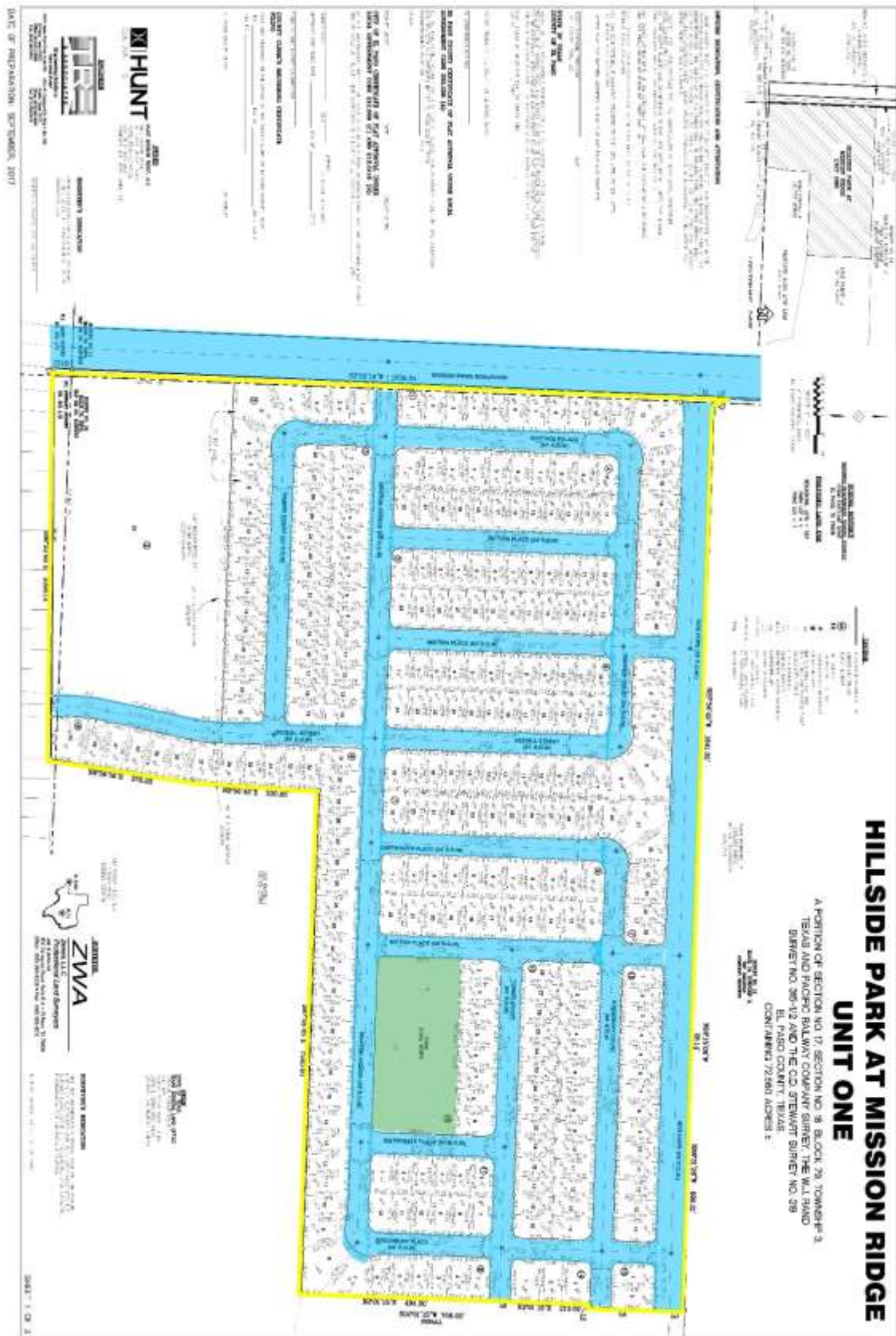
PLAT EXPIRATION:

This application will expire on November 16, 2020, pursuant to Section 19.04.060 (Expiration and extension). If the final plat is not recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

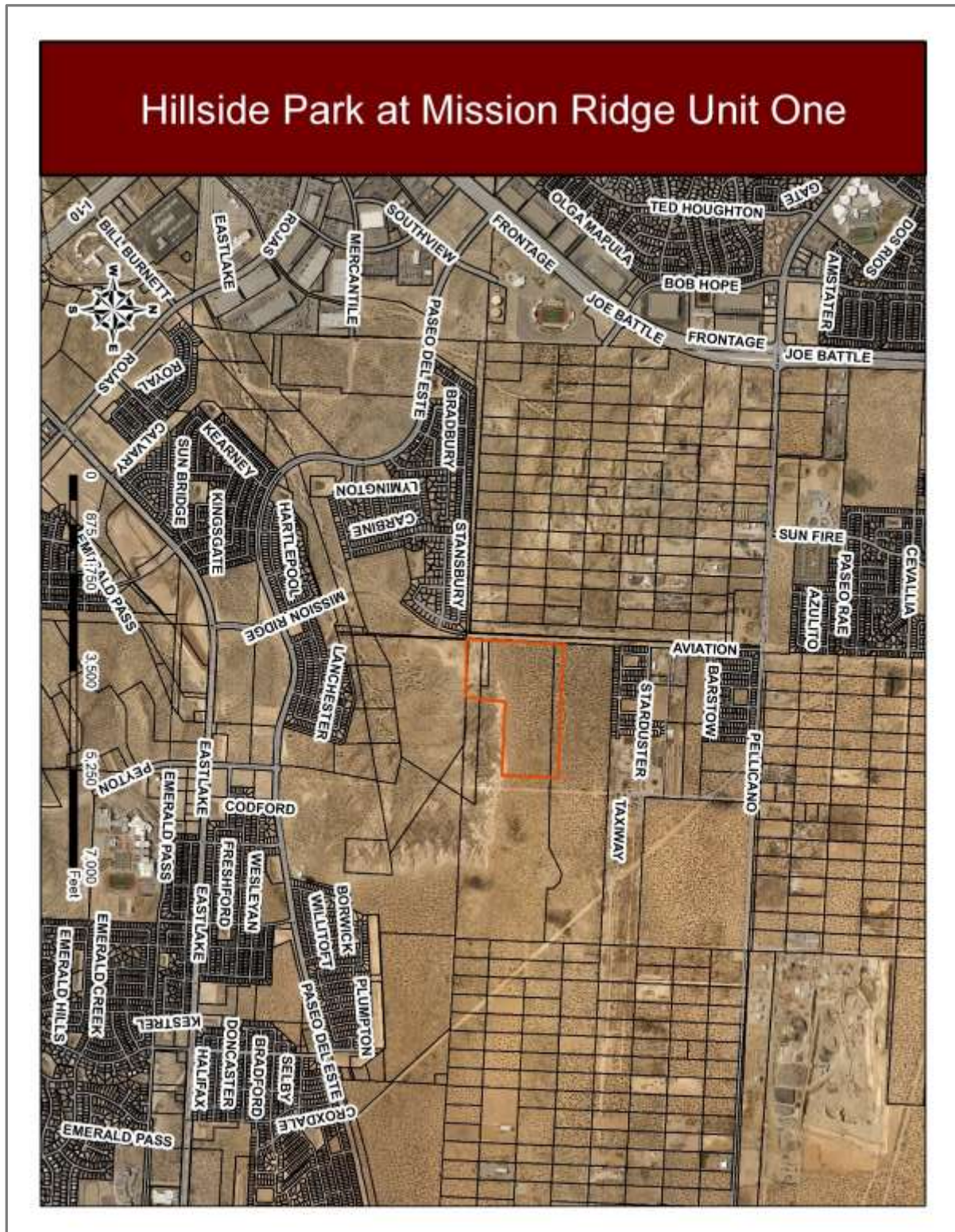
ATTACHMENTS:

1. Preliminary plat
2. Final plat
3. Location Map
4. Application
5. Department comments

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 09/28/2017 10/24/17 A.T.

FILE NO. SUSU17-00086

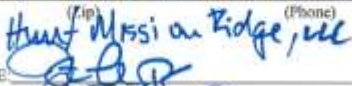
SUBDIVISION NAME: Hillside Park at Mission Ridge Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF SECTION NO. 17, SECTION NO. 18, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, THE W.I. RAND SURVEY NO. 315-1/2 AND THE C.D. STEWART SURVEY NO. 319 EL PASO COUNTY, TEXAS CONTAINING 72.560 ACRES +/-
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|---------------|------------|-----------------------|---------------|----------|
| Single-family | <u>41.828</u> | <u>307</u> | Office | | |
| Duplex | | | Street & Alley | <u>19.080</u> | |
| Apartment | | | Ponding & Drainage | <u>9.312</u> | <u>1</u> |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | <u>2.340</u> | <u>1</u> | | | |
| School | | | | | |
| Commercial | | | Total No. Sites | <u>309</u> | |
| Industrial | | | Total (Gross) Acreage | <u>72.560</u> | |
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Storm sewer RCP system conveying runoff to retention pond
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
- If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Hunt Mission Ridge, LLC 4401 North Mesa St. El Paso, Tx. 79912 (915) 533-1122
(Name & Address) (Zip) (Phone)
13. Developer Hunt Mission Ridge, LLC 4401 North Mesa St. El Paso, Tx. 79912 (915) 533-1122
(Name & Address) (Zip) (Phone)
14. Engineer TRE and Associates, LLC 110 Mesa Park Dr, Suite 200 El Paso, Tx. 79912 (915) 852-9093
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
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ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. No objections to proposed subdivision.

EL PASO COUNTY:

County of El Paso is concerned the proposed Bob Hope right-of-way may not comply with the City and/or MPO master thoroughfare master plan. In addition, the alignment may need to be re-adjusted to align with an existing road easement located on properties west of Mission Ridge Boulevard. The County is also asking for clarification on what entity will be responsible for the park.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed **Hillside Park at Mission Ridge Unit One**, a major combination plat map, and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that this is a Residential subdivision composed of **307** lots and includes a **2.34 acre Park**; Per City Standards **a total of 3.07 acres of "Parkland"** would have been required however

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as **IT IS NOT** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

EL PASO WATER:

EPWater does not object to this request.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water – Public Service Board

(EPWater-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWater-PSB Rules and Regulations No. 11.

Water:

EPWater installed a 24-inch diameter water main along the west side of Mission Ridge Boulevard. This main was extended with the County of El Paso's project for the extension of Mission Ridge Blvd.

Sewer:

There is an existing 42-inch diameter sanitary sewer interceptor that extends along Mission Ridge Drive (Aviation Way).

EL PASO COUNTY 911:

The District would like to request that the addressing on west to east streets in Hillside Park at Mission Ridge Unit One change from the 12400 range to the 12700 range. The 12700 range currently exists on west to east streets, east of Mission Ridge Blvd. Also please choose another name instead of Dartmouth.

EL PASO ELECTRIC COMPANY:

It was difficult to determine the location of this new subdivision to establish existing EPE facilities. EPE requests a more detailed Location Map. In addition, there were no platted easements visible on the lots within the subdivision. EPE requests the typical 10' easements along all roadways within the subdivision.

TXDoT:

No comments were received.

SUN METRO:

No comments were received.

Central Appraisal District:

No objections.